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WARRANTY DEED

In consideration of the sum of One Hundred Eighteen Thousand, Eight Hundred Thirty Dollars (\$118,830.00), cash in hand this day paid to the undersigned Grantors, the receipt and sufficiency of which being severally acknowledged by them, the undersigned Grantors, D. F. Wagner, Roy Odell Young, Alice Hungate Guthrie, Corley Radcliffe Young and Fred A. Guthrie, do hereby and by these presents sell convey, and warrant unto the Grantee, Robert L. Woods, the following described property lying and being situated in DeSoto County, Mississippi, to-wit:

Commence at the Northwest Corner of Section 32, Township 3 South, Range 5 West, DeSoto County, Mississippi; thence South 4° 30' East 1533 feet to the point of beginning; thence North 86° 45' East 2935 feet to a point in center of public road; thence Southwestwardly along center of public road 2280 feet to a point; thence Westwardly along the meandering of old wire fence line as it now exists: South 86° 33' West, 853 feet to a point; North 87° 0' West, 336 feet to a point; South 88° 04' West 204 feet to a point; South 76° 30' West 191 feet to a point; South 88° 15' West 206 feet to a point; North 78° 03' West 204 feet to a point; South 85° 35' West 400 feet to a point; South 81° 20' West 248 feet to a point; thence North 4° 30' West 2235 feet to the point of beginning and containing 139.8 acres, less public road rights of way, as shown on the plat of Eddie Boatwright, Land Surveyor, dated June 6, 1981, a copy being attached hereto and to which reference is made for a fuller description.

By way of explanation the Grantors are the heirs of R. J. Hawk, deceased and Mary Belle Hawk, deceased, said property having descended from the said R. J. Hawk to Mary Belle Hawk as shown in Will Book 5, page 390 of the will records of DeSoto County, Mississippi, and to three nephews being D. F. Wagner, Eugene F. Guthrie and William B. Guthrie. At the time of his death, R. J. Hawk left a life estate to his wife, Mary Belle Hawk and the remainder to the three above named nephews. Conveyances were made between the said Mary Belle Hawk and the nephews as are reflected in Deed Book 27 page 247 and Deed Book 27 page 250 leaving title to said property as follows: one-half life estate and one-half remainder in Mary Belle Hawk and one-half undivided interest in D. F. Wagner, Eugene F. Guthrie and William

B. Guthrie subject to a one-half life estate in Mary Belle Hawk. Mary Belle Hawk subsequently died leaving her interest in said property to Corley Radcliffe Young and Roy Odell Young as shown in Will Book 13 page 513 of the will records of DeSoto County, Mississippi. William B. Guthrie, who is a party in the aforesaid deeds and one of the nephews of R. J. Hawk is now deceased having died testate on the 20th day of May, 1969, and whose Last Will and Testament was duly probated in Shelby County, Tennessee the County of his residence at the time of death and whose entire estate was bequeathed to his widow, Alice H. Guthrie, being one and the same as Alice Hungate Guthrie, the Grantor herein. That a copy of said Last Will and Testament is attached to that certain Affidavit of Heirship dated July 16, 1981, and simultaneously recorded with this deed in the Deed Records of DeSoto County, Mississippi. That Eugene F. Guthrie, one of the parties in the aforesaid deeds and one of the nephews of R. J. Hawk, is now deceased having died intestate on the 15th day of May, 1967, and who left as his sole surviving heir-at-law, a son, Fred A. Guthrie, the Grantor herein. That the aforescribed property is the south 139.8 acres of the land described in the aforesaid deeds.

The Grantors herein warrant that they are all non-residents of the State of Mississippi and that the aforescribed real property is no part or portion of their homestead and no other person or party is required to join herein with them in the execution of this deed of conveyance.

This conveyance is made subject to rights of ways and easements for public roads and public utilities and to zoning and planning commission rules and regulations in effect in DeSoto County, Mississippi.

Taxes and assessments on said property for the year 1981 shall be prorated as of the date of this instrument and taxes and assessments against said property for subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the Grantor, D. F. Wagner on this the 7 day of Sept, 1981.

D. F. WAGNER

WITNESS the signature of the Grantor, Roy Odell Young on this the 19 day of August, 1981.

ROY ODELL YOUNG

WITNESS the signature of the Grantor, Alice Hungate Guthrie, on this the 2 day of Sept., 1981.

ALICE HUNGATE GUTHRIE

WITNESS the signature of the Grantor, Corley Radcliffe Young, on this the 20 day of August, 1981.

CORLEY RADCLIFFE YOUNG

WITNESS the signature of the Grantor, Fred A. Guthrie, on this the 14th day of August, 1981.

FRED A. GUTHRIE

STATE OF Mississippi
COUNTY OF De Soto

Before me, the undersigned authority in and for the aforesaid County and State, this day personally appeared the above named D. F. Wagner, who acknowledged that he signed and delivered the foregoing Deed on the date thereof as his free and voluntary act and deed.

Given under my hand and official seal on this the 2nd day of September, 1981.

Rebecca Lewis
NOTARY PUBLIC

My Commission Expires: 5-1-82
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority in and for the aforesaid County and State, this day personally appeared the above named Roy Odell Young, who acknowledged that he signed and delivered the foregoing Deed on the date thereof as his free and voluntary act and deed.

Given under my hand and official seal on this the 19th day of August, 1981.

J. H. [Signature]
NOTARY PUBLIC

My Commission Expires: 1-15-82
(SEAL)

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned authority in and for the aforesaid County and State, this day personally appeared the above named Fred A. Guthrie, who acknowledged that he signed and delivered the foregoing deed on the date thereof as his free and voluntary act and deed.

Given under my hand and official seal on this the 14th day of August, 1981.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/27/83
(SEAL)

STATE OF Mississippi
COUNTY OF DeSoto

Before me, the undersigned authority in and for the aforesaid County and State, this day personally appeared the above named Alice Hungate Guthrie, who acknowledged that she signed and delivered the foregoing deed on the date thereof as his free and voluntary act and deed.

Given under my hand and official seal on this the 2nd day of September, 1981.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5-1-82
(SEAL)

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned authority in and for the aforesaid County and State, this day personally appeared the above named Corley Radcliffe Young, who acknowledged that he signed and delivered the foregoing deed on the date thereof as his free and voluntary act and deed.

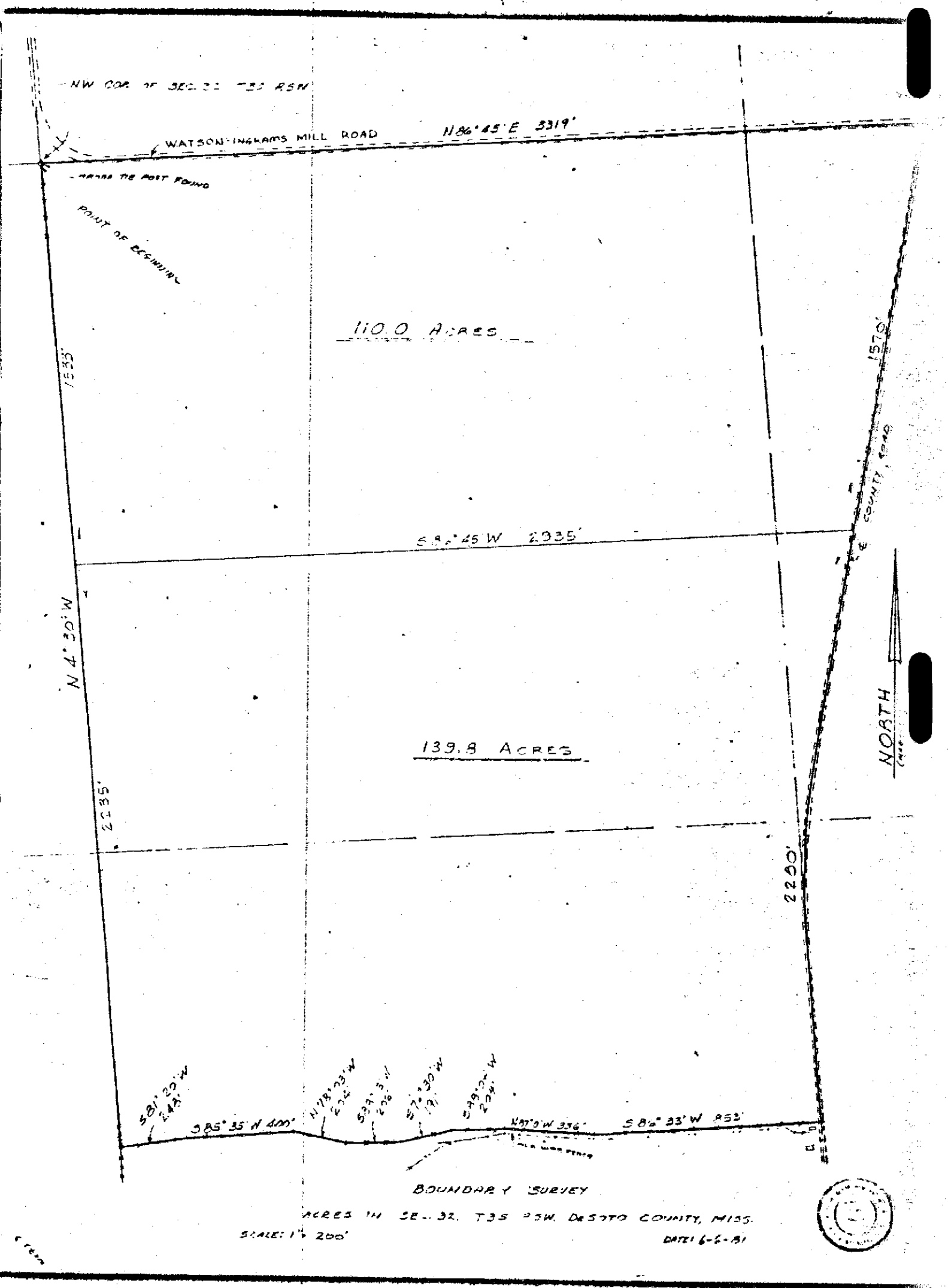
Given under my hand and official seal on this the 20 day of August, 1981.

[Signature]
NOTARY PUBLIC

My Commission Expires: 6-1-85
(SEAL)

Grantor
9568 Elm Point Cove
Arlington, Tn. 38002

Grantee
P. O. Box 237
Holly Springs, Ms. 38635



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock no minutes A.M. 2 day of Sept, 1981, and that the same has been recorded in Book 155 Page 454 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 4 day of September, 1981.

Fee 6.50 pd. H. M. Ferguson Clerk